PRELIMINARY PLAN FOR:

COMPARK VILLAGE SOUTH

COMPARK VILLAGE SOUTH SINGLE FAMILY,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILLING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

PROPOSED	EXISTING	
CATV	CATV	CABLE TV LINE W/ PEDESTAL
E	E	ELECTRIC LINE W/ BOX, METER, AND LIGHT
OHE	OHE	OVERHEAD ELECTRIC WITH POLE
OHE/C	OHE/C	OVERHEAD ELECTRIC COMMUNICATIONS
UE	UE	UNDERGROUND ELECTRIC
FO	FO	FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
F	F	FIRE
G	G	GAS LINE W/ DRY UTILITY VAULT
IRR	IRR	IRRIGATION
SS	SS	SANITARY SEWER W/ MANHOLE
		STORM SEWER FES W/ MAHNOLE, RIPRAP
T	T	TELEPHONE LINE W/ PEDESTAL
OT	OHT	OVERHEAD TELEPHONE
W	W	WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
T	T	UNDERDRAIN
		CURB AND GUTTER
		WHEEL STOP
4950	4950	CONTOURS
		TRASH ENCLOSURE
UD	UD	UNDERDRAIN W/ TYPE R INLET
X	X	FENCE LINE
		DRAINAGE SWALE
		RIGHT-OF-WAY
		SECTION LINE
		PROPERTY LINE
		LOT LINE
		EASEMENT
		IRRIGATION CONTROL VALVE BOX
		PEDESTRIAN LIGHT
		STREET LIGHT
		TRAFFIC LIGHT
4990	4990	SPOT ELEVATION
		FLOW OF WATER
		SIGN
##		PROPOSED LOT NUMBER

BASIS OF BEARINGS:

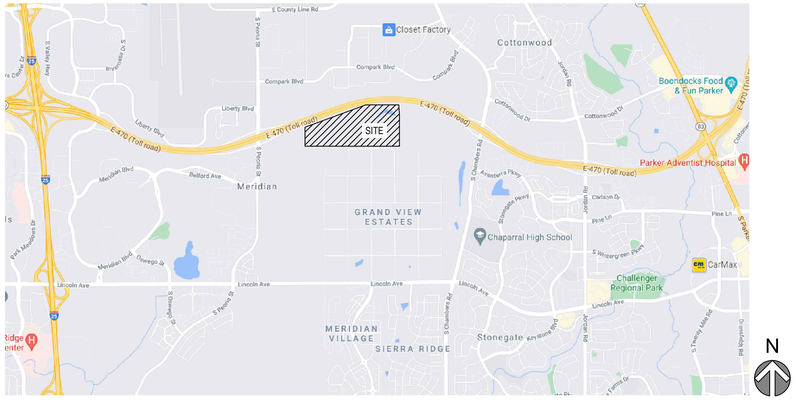
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

BASIS OF ELEVATION:

SOURCE BENCHMARK
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.

SITE BENCHMARKS

1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX, EX.	EXISTING
PR, PR.	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL, ELEV	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER
UE	UTILITY EASEMENT
ESMT	EASEMENT
HCL	HORIZONTAL CONTROL LINE
N	NORTH/NORTHING
E	EAST/EASTING
W	WEST
S	SOUTH
R	RADIUS
LC	LENGTH OF CORD
L	LENGTH
CB	CHORD BEARING

DEVELOPER/ OWNER
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650, GREENWOOD VILLAGE,
CO 80111
PHONE: 303-770-8300
CONTACT: CINDY MYERS

PLANNER
PCS GROUP
200 KLAMATH ST, DENVER, CO
80223
PHONE: 720-259-8248
CONTACT: PAUL SHOUKAS

SURVEYOR
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
PHONE: 303-751-0741
CONTACT: KENNETH G. OUELLETTE, PLS

ENGINEER
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
PHONE: 303-751-0741
CONTACT: KRISTOFER K. WIEST, PE

TOWN & UTILITY CONTACTS

TOWN OF PARKER
CONTACT: MIKE WAUGH
PHONE: 303-840-9546

INTERMOUNTAIN REA
CONTACT: BROOKS KAUFMAN
PHONE: 303-688-3100

CENTURY LINK
CONTACT: WILLIAM BENSON
PHONE: 303-320-8333

SOUTH METRO FIRE DISTRICT
CONTACT: MICHELLE HERIAN
PHONE:720-488-7200

COMCAST
CONTACT: KEVIN YOUNG
PHONE: 720-490-3867

XCEL ENERGY
CONTACT: MICHELLE O'NAN
PHONE: 303-329-1618

STONEGATE VILLAGE METRO DISTRICT
CONTACT: SCOTT BARNETT
PHONE: 303-858-9909

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	PRELIM PLAN EXHIBIT
03	PRELIM PLAN EXHIBIT-40 scale

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, _____, IS DESIGNED IN
ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC
DESIGN OF HIGHWAY & STREETS.

PROJECT NUMBER
65120950

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TV

DATE
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CENTURY Living

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PRELIMINARY PLAN COVER

SHEET NUMBER
1 OF 3

COMPARK VILLAGE SOUTH

PRELIMINARY PLAN EXHIBIT

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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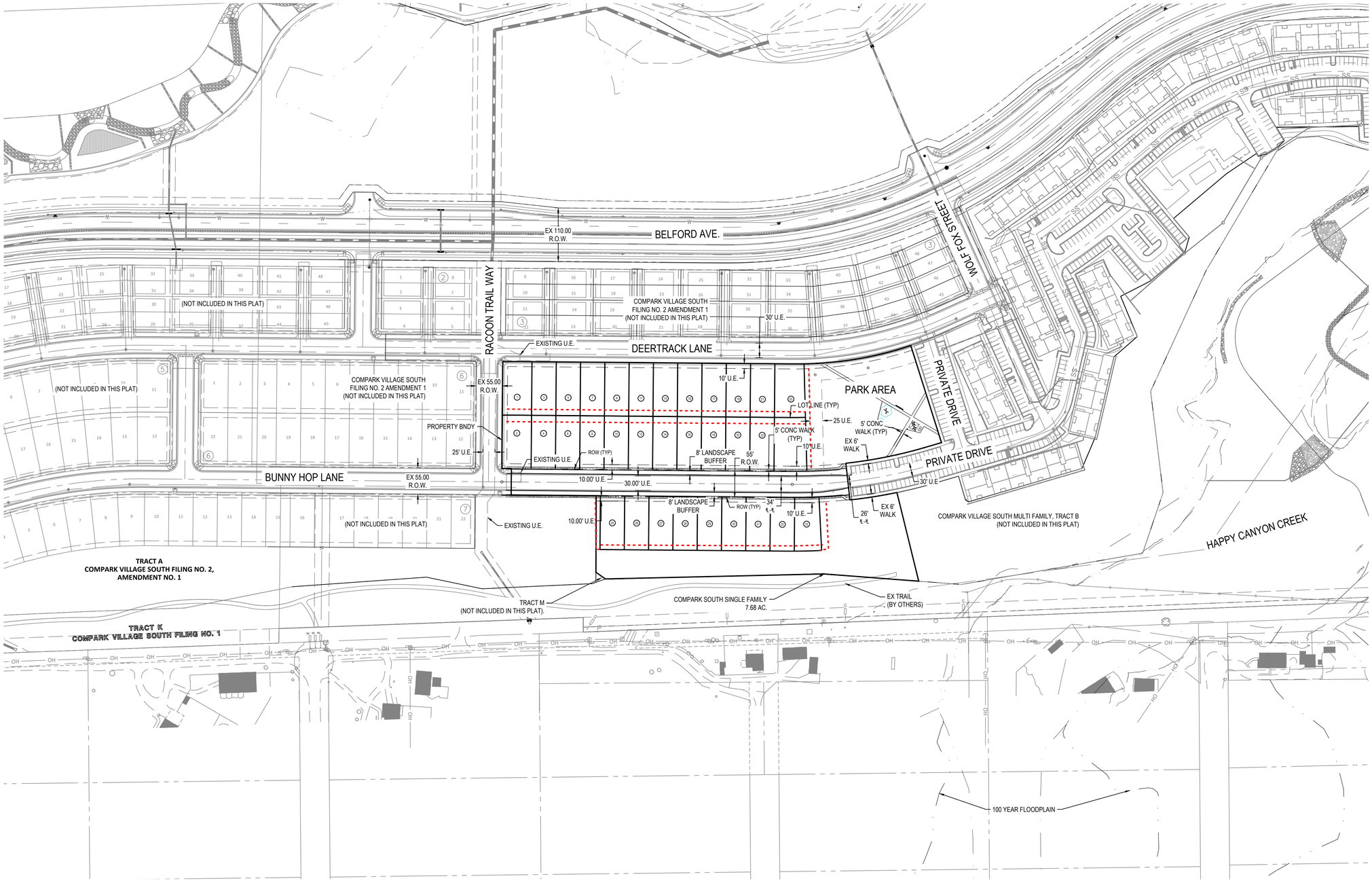

N

200' 0 100' 200' 400'

1" = 200' HOR.

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER
2 OF 3

COMPARK VILLAGE SOUTH
PRELIMINARY PLAN EXHIBIT

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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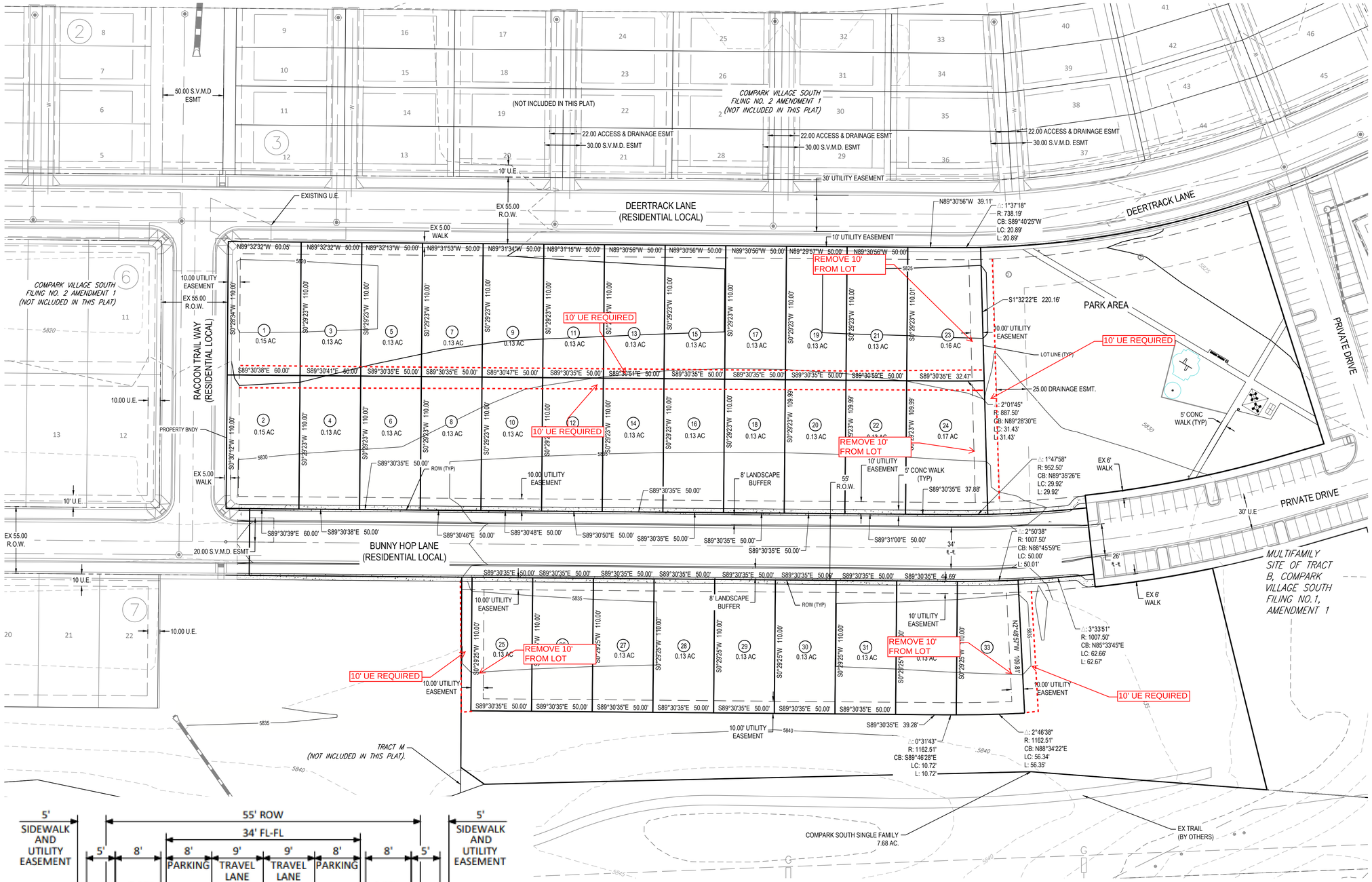

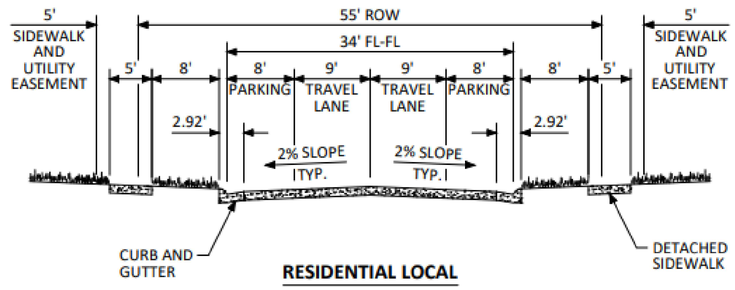

RESIDENTIAL LOCAL

N

40' 0 20' 40' 80'

1" = 40' HOR.

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SHEET TITLE
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3 OF 3